



**162 Prestwick Landing SE
Calgary, Alberta**

MLS # A2292250



\$640,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,976 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated, Oversized, Triple Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE MAR 21 and MAR 22 -- 1PM-4PM | With 5 BEDROOMS ACROSS 1900+ sq.ft., SOUTH FACING BACKYARD and a MASSIVE TRIPLE CAR GARAGE for all your workshop and storage needs - this listing checks all the boxes! This Queen Anne-style 2-storey built in 2000 sits on one of Prestwick Village's most established, tree-lined streets. A NEW ROOF (2022). ****MAIN FLOOR**** Spacious living room with gas fireplace flows into the kitchen and dining area, flooded with natural light from south-facing windows. The kitchen features new refrigerator and electric range installed in 2026, a breakfast bar island, and a pantry, all designed around how a busy household actually lives. A dedicated main floor office makes working from home genuinely comfortable. A main floor bedroom means guests, grandparents, or older kids have a space completely their own. A 145 sq.ft. covered front veranda gives you a front-row seat to one of Prestwick's friendliest streets. ****UPPER LEVEL**** The primary bedroom is a genuine retreat with a walk-in closet, 4-piece ensuite with soaking tub, and a 119 sq.ft. private balcony where quiet mornings are yours before the day begins. Two more bedrooms and a second 4-piece bath give the whole family room to breathe. ****RENOVATED BASEMENT**** Fully finished with a 25x14 ft family room, additional bedroom, and dedicated flex space. Use it as a gym, playroom, workshop, or hobby studio. Total living space exceeds 2,900 sq ft. ****SOUTH BACKYARD & TRIPLE GARAGE**** A 200 sq.ft. south-facing deck and fully fenced open lawn built for summer BBQs, backyard entertaining, and kids with plenty of room to run. The triple-car detached insulated garage means every vehicle is sheltered through a Calgary winter, and the third bay becomes a workshop, storage, or year-round project space. ****WHO IS THIS FOR**** Priced

well to account for cosmetic fixes that the new owner might want to put in to match their taste. This property is perfect for someone who is handy and wants to own a SPACIOUS home with almost 2000 sq.ft. and TRIPLE CAR GARAGE that simply doesn't come up often in this pocket of SE Calgary. ****THE COMMUNITY**** Neighbours know each other by name and kids own these streets. Prestwick Pond is a 2-minute walk for morning strolls, dog walks, and fresh air without leaving the neighbourhood. Prestwick Park is 5 minutes away and the entire route sits within a playground zone, meaning kids can travel safely. Sobeys and High Street shops are within walking distance. McKenzie Towne School, McKenzie Highlands and St. Albert the Great are all in the walk zone. Seton YMCA and South Health Campus are a short drive away. The McKenzie Towne Council runs year-round programming that makes this feel like a true small town inside a big city. A quick turn onto the roundabout connects you directly to Deerfoot, bypassing inner-community streets entirely. Space, community, and location this well-rounded is genuinely hard to find in SE Calgary. Book your showing before someone else does.